

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		EDMUND RD, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	HAMBLIN MICHAEL/ETAL			
Owner 2:	HAMBLIN MICHELLE P			
Owner 3:				
Street 1:	51 EDMUND ROAD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 9,845 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1926, having primarily Wood Shingle Exterior and 2131 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.22601	Total SF/SM:	9845	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	500,743	Spl Credit	Total:	500,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9845.000	239,300		500,700	740,000
Total Card	0.226	239,300		500,700	740,000
Total Parcel	0.226	239,300		500,700	740,000
Source: Market Adj Cost	Total Value per SQ unit /Card:			347.25	/Parcel: 347.2

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,400	0	9,845.	500,700	740,100	740,100	Year End Roll	12/18/2019
2019	101	FV	218,200	0	9,845.	507,900	726,100	726,100	Year End Roll	1/3/2019
2018	101	FV	217,600	0	9,845.	379,100	596,700	596,700	Year End Roll	12/20/2017
2017	101	FV	217,600	0	9,845.	343,400	561,000	561,000	Year End Roll	1/3/2017
2016	101	FV	217,600	0	9,845.	329,100	546,700	546,700	Year End	1/4/2016
2015	101	FV	216,600	0	9,845.	279,000	495,600	495,600	Year End Roll	12/11/2014
2014	101	FV	216,600	0	9,845.	264,700	481,300	481,300	Year End Roll	12/16/2013
2013	101	FV	216,600	0	9,845.	251,800	468,400	468,400		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS


[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	Info At Door	BS	Barbara S
6/1/2012	Measured	JBS	JOHN S
12/5/2008	Meas/Inspect	345	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
\_\_/\_\_/\_\_

PRINT	
Date	Time
12/10/20	22:21:20
LAST REV	
Date	Time
10/03/19	16:43:30
mmcmakin	
7746	



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	61738
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

